



# SOLD

## READY TO MOVE INTO NOW!! 2 BEDROOMS PLUS STUDY!!! BEAUTIFUL, LARGE, AIR CONDITIONED MANUFACTURED HOME AT BEAUTIFUL LITTLE MOUNTAIN, CALOUNDRA

This gorgeous air conditioned home is very spacious with 2 bedrooms plus utility room/office, a large front deck and a lovely PRIVATE back entertaining area AND is in one of the most sort-after villages at Little Mountain, Caloundra, at "Empress Home Park".

The kitchen has a pantry and lots of cupboard space and lovely bay window. The bathroom is nice and spacious with large shower and hand rails already in place. A separate toilet and large linen cupboard. There are 2 air conditioners in the home (in lounge and bedroom). Both bedrooms have ceiling fans and built-in wardrobes. There is a separate dining area, open to the kitchen and the lounge room is very spacious with a gorgeous, decorative front door leading out to the lovely sunny front verandah. The home has lots of large windows, very bright and has a very open feel. There is loads of cupboard space and plenty of storage space throughout the home.

VERY REASONABLE SITE FEES (LAND RENT) OF \$98.00/WK AFTER PENSIONER & NEW START RENTAL REBATE - MEANS TESTED (OR \$163.00/ WK IF NON PENSIONER)! Bunnings, Chemist Warehouse, convenience store & coffee shop are only just across the road from the Village (crossing with traffic lights).

NO RATES!  
NO WATER BILLS!  
NO GOVERNMENT STAMP DUTY ON PURCHASE!  
NO ENTRY OR EXIT FEES!  
JUST SIMPLY A WEEKLY SITE FEE!  
ELECTRICITY DISCOUNTED (\$0 TO \$12 PER FORTNIGHT - Pensioner rebate on electricity)  
Sorry, NO pets allowed (birds on application to management).  
Owner Occupiers only (cannot be rented out).

INCLUSIONS:  
Garden shed

3 BED | 1 BATH | 2 CAR

PRICE:  
\$170,000

OPEN FOR INSPECTION:  
N/A



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